

**LEGISLATIVE COUNCIL  
PUBLIC WORKS SUBCOMMITTEE**

**PWP Item No. 3794CL — The demolition of existing superstructures  
at Caroline Hill Road site, Causeway Bay**

**Follow-up Actions Arising from the Enquiries of Hon KWONG Chun Yu  
and Miss Clarisse YEUNG, a member of the Wan Chai District Council,  
to the Public Works Subcommittee on 10 June 2017**

Supplementary information requested by Hon KWONG Chun Yu and Miss Clarisse YEUNG District Council member is provided below:

- (1a) When will the Administration submit the revised land use proposal to the Town Planning Board (TPB)? and**
- (1c) What is the Administration's alternative plan if the TPB rejects the rezoning of CHR site for commercial use?**

The Government is examining the proposal of rezoning the Caroline Hill Road site (CHR site) for commercial and other uses (including "Government, Institution and Community" (GIC) uses) and undertaking relevant technical assessments for the proposed land uses and development parameters. Upon confirmation of the development proposal and completion of the technical assessments, the Planning Department (PlanD) will consult the Wan Chai District Council (WCDC) on the rezoning proposal and proceed with the procedures of amending the statutory plan tentatively in 2017.

- (1b) At present, the public can directly participate in meetings of the TPB concerning the Administration's proposed revision of Outline Zoning Plan. For the demolition works, what measures are in place for the Administration to consult the District Council and the public?**

We consulted the Development, Planning and Transport Committee of the Wan Chai District Council on the proposed demolition works in June

2016. Members indicated in principle support to the proposed demolition works.

**(2) Can the Administration submit the full report of “Traffic Impact Assessment” conducted in 2014 on the redevelopment of Caroline Hill Road site?**

The Government is undertaking the relevant technical assessments (including traffic impact assessment) for the rezoning proposal of the CHR site for commercial and "GIC" uses so as to ascertain its technical feasibility. The findings of the technical assessments will be incorporated as appropriate into the relevant District Council papers and TPB papers for the rezoning of CHR site.

**(3) Can the Administration submit the full report of “Preliminary Environmental Review”?**

At the request of Miss Clarisse YEUNG, District Council member, we will provide an executive summary of the Preliminary Environmental Review Report to the Wan Chai District Council in June 2017 for reference.

**(4a) Please provide the dates of contacting the organizations specified in the letter.**

Relevant contact details with neighboring organizations are tabulated as below for reference:-

Wan Chai District Council	28 Jan 2016	Held a meeting with Mr. NG Kam-chun, Stephen, Chairman of the Wan Chai District Council, Dr. CHOW Kit-bing, Jennifer, Vice Chairman of the Wan Chai District Council, and Ms. LEE Kwun-yee, Kenny, Chairman of the Development, Planning and Transport Committee of Wan Chai District Council, to brief on the project scope of the proposed demolition works;
	14 Jun 2016	Consulted the Development, Planning and Transport Committee of the Wan Chai District Council on the proposed demolition works. Members indicated in principle support to the proposed demolition works;

	8 Aug 2016	Provided a written reply on project programme to the Development, Planning and Transport Committee of the Wan Chai District Council;
	23 Jan 2017	The following information was provided at the request of the Development, Planning and Transport Committee of the Wan Chai District Council: <ul style="list-style-type: none"> <li>● Updated project programme ;</li> <li>● Report on Major GIC Facilities in Wan Chai District</li> <li>● Executive Summary of the Tree Preservation and Removal Proposal;</li> </ul>
	23 Mar 2017	Conducted joint site inspection of the proposed demolition work with Miss Clarisse YEUNG , Wan Chai District Council member, and Hon KWONG Chun-yu, Legislative Council member;
	27 Mar 2017	The following information was provided at the request of the Development, Planning and Transport Committee of the Wan Chai District Council: <ul style="list-style-type: none"> <li>● Updated project programme ;</li> </ul>
	16 May 2017	Provided supplementary project information to Miss Clarisse Yeung, Wan Chai District Council member, at her request raised to Public Works Sub-Committee on 9 May 2017;
South China Athletic Association (SCAA)	May 2016	Liaised with SCAA and provided information of the demolition project;
	Jun 2016	Conducted joint site inspection with SCAA and discussed on arrangement of temporary measures during the demolition works;
	Jun 2016	Provided draft tree preservation proposal to SCAA;
	Aug 2016	Liaised with SCAA and provided project information including tree preservation, temporary hoarding arrangement and project programme;
	Dec 2016	Liaised with SCAA and provided updated project information including tree preservation , temporary hoarding arrangement and project programme;

	Mar 2017	Updated SCAA on the project programme;
	Jun 2017	Updated SCAA on the project programme;
Po Leung Kuk	Aug 2016	Contacted Po Leung Kuk and provided them with the project brief and programme of the demolition works;
	Dec 2016	Contacted Po Leung Kuk to obtain their updated project programme of the Redevelopment of Po Leung Kuk East Wing project;
	Feb 2017	Contacted Po Leung Kuk for the latest project programme for the two projects;
	Mar 2017	Contacted Po Leung Kuk for the latest project programme for the two projects;
	May 2017	Contacted Po Leung Kuk for the latest programme for the two projects;
Nearby schools	Mar 2017	<ul style="list-style-type: none"> <li>● Telephone calls were made to nearby schools for briefing the project scope and programme as well as enquiring about their school time schedules. Contact details of the responsible project officer were provided to schools for their future contact and enquiries;</li> <li>● The following schools were contacted: (1) Confucius Hall Secondary School; (2) St Paul's Convent School; (3) St Paul's School (Primary Section) (4) Chu Lee Yuet Wah Kindergarten-cum-Nursery and (5) PLK Vicwood KT Chong Kindergarten;</li> </ul>
Nearby residential buildings	Mar 2017	<ul style="list-style-type: none"> <li>● Telephone calls were made to property management companies of nearby residential buildings for briefing the project scope and programme. Contact details of the responsible project officer were provided for their future contact and enquiries;</li> <li>● Property management companies of the following residential buildings were contacted: (1) Leishun Court; (2) Caroline Hill Court; (3) Lei Ka Cout; (4) Caroline Garden; (5) Silverwood; (6) Bright Star Mansion; (7) Quarters of Saint Paul's Convent;</li> </ul>

- (4b) Can the Administration commit to set up a liaison group, comprising the above organizations and District Council Members of the two District Council Constituency Areas (namely Tai Hang and Causeway Bay) of the Wan Chai District Council, to follow up regularly on a monthly basis?**

Project team will contact representatives of the nearby organizations, schools and residential buildings again before the commencement of the demolition works, and will continue to maintain close contact and coordination during the demolition period in order to ensure that any environmental nuisance is minimized. The form of communication can be arranged flexibly to suit the actual situation. Project team can also report the progress of the project to the District Council on a regular basis, if needed.

- (5) What is the latest construction programme if the demolition project cannot secure funding in this Legislative Council session? Will it overlap with the Po Leung Kuk redevelopment programme?**

If the funding approval cannot be secured for the demolition project in this legislative year, we will review the implementation programme for the project and continue to liaise with Po Leung Kuk with a view to avoiding or reducing the chance of overlapping the project programmes of demolition works with their redevelopment project.

- (6) Regarding the regular monthly communication mechanism between the Administration and the Po Leung Kuk, can it be changed to a regular monthly basis, and invite District Council Members and representatives of the two District Council Constituency Areas (namely Tai Hang and Causeway Bay) of the Wan Chai District Council?**

During the course of the demolition work, we will maintain close contact with Po Leung Kuk at least once a month, via telephone communication or meeting, to update the programme and progress of the two projects. The form of communication can be arranged flexibly to suit the actual situation. We can also report the progress of the works to the District Councils on a regular basis, if needed.

- (7) We would like to thank the Administration committing to a total ban on entry and exit of construction vehicles during the peak hours. Can the Administration provide a timetable of entry and exit of construction timetables for the next three months at meetings of the relevant District Council Committees?**

We can regularly provide and update the site access timetable of construction vehicles to the relevant committees upon request.

- (8) Can the Administration submit the full report of “Traffic Impact Assessment” for the works?**

An executive summary of the traffic impact assessment report will be provided to Wan Chai District Council in June 2017.

- (9) Can the Administration submit the full report prepared by the registered asbestos consultant?**

An executive summary of the asbestos consultancy report can be provided to the Wan Chai District Council upon request.

- (10) Can the Administration submit the full report of tree survey?**

Architectural Services Department provided an executive summary of the tree survey report to the Wan Chai District Council in January 2017. The supplementary information will also be provided to the Wan Chai District Council in June 2017.

- (11) Will the compensated trees be planted outside the site? If yes, where is it?**

Trees to be felled due to the demolition works will be provided through compensatory planting in the future development within the Site.

- (12) What is information of trees located at Post Office Recreation Club? Can the Administration provide that in order to monitor the impact of future demolition works on trees?**

There are about 46 trees within Post Office Recreation Club site, which include Ficus species (e.g. Ficus variegata), fruit trees (e.g. Mangifera indica, Dimocarpus longan) and Plumeria rubra, etc.. Among these trees, there is one Ficus elastica tree being registered as Old and Valuable Tree (Register ID: HKP WCH / 1). The proposed demolition works will involve the felling of 33 trees but none of which fall within the Post Office Recreation Club site. During the demolition period, we will make our best effort to protect all these trees within the Post Office Recreation Club site. Contractor is also required under the contract to employ an independent tree specialist to supervise tree maintenance regularly and to ensure that the tree preservation and protection works are implemented during the demolition.

**(13) Can the Administration undertake to conduct environmental impact assessment report?**

As the project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499), environmental impact assessment is not required to be carried out. However, a preliminary environmental review on the proposed demolition work had been carried out and it was concluded that the anticipated environmental impact arising from the demolition work would comply with the relevant environmental statutory requirements.

**(14) When can the Administration provide a reply on the retaining walls built in 1930s?**

The retaining wall and drainage pipe in question will not be affected by the proposed demolition works at Caroline Hill Road, and they are not in the "list of 1,444 historic buildings" or the "list of new items for grading assessment". Should members of the public have concrete information with proven evidence about the heritage value of these two items, they can send such information to the Antiquities and Monuments Office ("AMO") which will consider whether it is appropriate to include them in the "list of new items for grading assessment".

As per the prevailing practice, upon completion of the research in respect of an item under the "list of new items for grading assessment", AMO will submit relevant information to the independent Historic Buildings Assessment Panel (the "Assessment Panel"). The Assessment Panel will examine the heritage value of such item against the six assessment criteria, namely historical interest, architectural merit, group value, social value and local interest, authenticity and rarity, and recommend a proposed grading to the Antiquities Advisory Board ("AAB") for consideration. If the proposed grading of the item is endorsed by AAB, the proposed grading and relevant information will be uploaded to the website of AAB for a one-month public consultation. AAB will take into account all the views and information received during the public consultation before confirming the grading of the item.

**(15) At present, there is criticism on Lands Department's measures of managing vacant sites, including lack of inspections and attention to environmental hygiene. Can the Administration commit to provide proper site management, including regular cleaning and inspections?**

Each relevant District Lands Officer (DLO) has a regular programme of inspection for the fenced off Government sites. In addition, security contractor is appointed for preventing illegal occupation of fenced off Government sites. The security contractor is required to report the situation to the relevant DLO for monitoring. Our Land and Vegetation Contract Management Section and District Term Contractors will carry out grass cutting work and cleaning work respectively for the Government sites as necessary. The relevant DLO will keep reviewing the frequency of inspections with a view to improving the situation.

**(16) Whether the Administration has studied the number of users of the Post Office Recreation Club and PCCW Recreation Club, and the compensation measures.**

The land currently occupied by the Post Office Recreation Club is allocated by the Government while the existing site of the PCCW Recreation Club is occupied under a holding-over arrangement on quarterly basis. Upon their removal, the two clubs will not be provided with any other government land for relocation. The Post Office Recreation Club and the



PCCW Recreation Club have already been notified of the relevant arrangement.

**(17) Whether the Administration has assessed the lack of community facilities in Wan Chai, and will include such community facilities in the future development site.**

According to the "Report on Major GIC Facilities in Wan Chai District" submitted to the Development, Planning and Transport Committee of WDC by PlanD in April 2017, the provision of major GIC facilities for the Wan Chai District is considered adequate (please refer to Annex for details).

**(18) Whether the Administration has assessed refurbishment and reuse. What is the repair cost?**

To optimise the use of government land in core business districts and to increase commercial land supply, the CHR site will be rezoned for commercial development and other uses including "GIC" uses. To optimise the use of land resources for holistic planning of the area, we suggest releasing the whole site for development. We have not assessed the repair cost.

## Report on Major GIC Facilities in Wan Chai District

As part of the district planning, the Planning Department will reserve land for different types of Government, institution or community (GIC) uses taking into account the Hong Kong Planning Standards and Guidelines (HKPSG), advices from relevant bureaux and departments as well as other factors, including land requirement, local situation and development constraints, etc. Based on the 2011 Population Census, the existing and planned population in the Wan Chai District is estimated by the Planning Department to be 181,000 and 185,000 respectively. According to HKPSG, provision of major GIC facilities in the Wan Chai District is adequate (see the table below). The Planning Department will keep monitoring the local situation and provision of GIC facilities taking into account HKPSG and advices from relevant bureaux and departments under the principle of making the best use of land resources.

### Provision of Major GIC Facilities in Wan Chai District (as at January 2017)

Facility	HKPSG Standards (by population)	Provisions (by population)	Provisions		Surplus/Deficit (according to planned provision)
			Existing	Planned <sup>(1)</sup>	
Secondary School	1 whole-day classroom for 40 persons in the 12-17 age group	226 classrooms	528 classrooms	528 classrooms	+302 classrooms
Primary School	1 whole-day classroom for 25.5 persons in the 6-11 age group	273 classrooms	592 classrooms	580 classrooms <sup>(2)</sup>	+307 classrooms
Nursery Classes and Kindergartens	26 classrooms for 1,000 children in the age group of 3 to under 6	56 classrooms	243 classrooms	243 classrooms	+187 classrooms
Integrated Children and Youth Services Centres	1 per 12,000 persons in the 6-24 age group	2	2	2	0
Integrated Family Service Centres	1 per 100,000 to 150,000 persons	1	1	1	0
Libraries	1 district library for 200,000 persons	1	3	3	+2
Sports Centre	1 per 50,000-65,000 persons	2	3	3	+1
Sports Ground/ Sports Complex	1 per 200,000-250,000 persons	0	4	4	+4
Swimming Pool Complex	1 standard complex per 287,000 persons	0	2	2	+2
Hospitals	5.5 beds per 1,000 persons	1,266 beds	1,870 beds	2,131 beds	+865 beds

<sup>(1)</sup> Including existing provisions

<sup>(2)</sup> Pun U Association Wah Yan Primary School (12 afternoon classes) will move out from Wan Chai District

Facility	HKPSG Standards (by population)	Provisions (by population)	Provisions		Surplus/Deficit (according to planned provision)
			Existing	Planned <sup>(1)</sup>	
Clinics/Health Centres	1 for 100,000 persons	2	3	3	+1
Magistracies (8 Courtrooms)	1 for 660,000 persons	0	1	1	+1
District Police Stations	1 per 200,000-500,000 persons	0	1	1	+1
Divisional Police Stations	1 per 100,000-200,000 persons	1	2	2	+1

Hong Kong District Planning Office  
Planning Department  
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